

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Drexel Road, 300 ft. W of	* ZONING COMMISSIONER
Kirkland Road	
1755 Drexel Road	* OF BALTIMORE COUNTY
15th Election District	
7th Councilmanic District	* Case No. 97-407-A
Thomas McCabe, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Thomas McCabe and Renee McCabe, his wife, for that property known as 1755 Drexel Road, in the Edgepoint subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.B and 303.1, and Section III "A" C.2 (1945 Reg.) to allow a front yard setback of 20 ft. in lieu of the required 25 ft. for an addition, in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

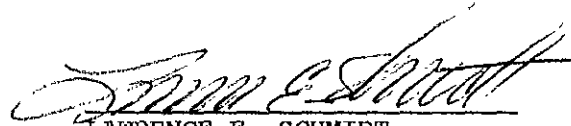
4/22/97
[Signature]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of April 1997 that the Petition for a Zoning Variance from Sections 1B02.3.B and 303.1, and Section III "A" C.2 (1945 Reg.) to allow a front yard setback of 20 ft., in lieu of the required 25 ft., for an addition, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 31, 1997.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 22, 1997

Mr. and Mrs. Thomas McCabe
1755 Drexel Road
Baltimore, Maryland 21222

RE: Petition for Administrative Variance
Case No. 97-407-A
Property: 1755 Drexel Road

Dear Mr. and Mrs. McCabe:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1755 Drexel Road Baltimore,
which is presently zoned D.R. 5.5 ^{MD 21222}

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1802.3.B and 303.1 and Sec III "A" C.2 (1945 Reg)
To Allow a front yard set back of 20' in lieu of the Required 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Too close to front road
Property located in Chesapeake Critical Area
Obstruction of neighbors' view * (see back + attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Thomas McCABE
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

Not Filed

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1755 Drexel Road
address
Baltimore, MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Addition would be too close to front
road; property is in Chesapeake Bay
Critical Zone & possible obstruction
of neighbor's view.

* Back & sides of existing property are at
maximum allowance for setbacks. Kitchen is
located in front of home & in order to (see attached)
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Thomas McCabe
(signature)
Thomas McCabe
(type or print name)



Renee McCabe
(signature)
Renee McCabe
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of March, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas McCabe & Renee McCabe

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Curtis Jones 3/20/97
date

Alan J. Brown
NOTARY PUBLIC

My Commission Expires: 1-1-00

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1755 Drexel Road
address
Baltimore MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Addition would be too close to front road;
property is in Chesapeake Bay Critical
Zone; & possible obstruction of neighbor's
view.

→ * back & sides of existing property are at
maximum allowance for setbacks. Kitchen is
located in front of home & in order to (see attached)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Thomas McCabe
(signature)
Thomas McCabe
(type or print name)



Renee McCabe
(signature)
Renee McCabe
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas McCabe & Renee McCabe

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

Carter Jones 3/20/97
date

Gloria J. Jones
NOTARY PUBLIC

My Commission Expires: 1-1-00

CRITICAL
AREA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1755 Drexel Road Baltimore, MD 21222
which is presently zoned P.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B and 303.1 and Sec III "A"
C.2 (1945 Reg) To Allow a Front Yard set back of 20'
in lieu of Required 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Addition would be too close to front
Road; property located in Chesapeake Bay
Critical Zone; + possible obstruction of
neighbor's view. * (Go to back)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

THOMAS MCLUBE
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Phone No

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM

DATE: 21 Mar 97

ESTIMATED POSTING DATE:

Apr 6, 97



Printed with Soybean Ink
on Recycled Paper

ITEM #:

407

See Attached

expand kitchen, would be unreasonable to relocate. Adding to kitchen would not endanger public safety and would not affect the overall density of the neighborhood.

The average lot size for lots in a D.R. 5.5 district is 6,000 square feet.

The lot of the proposed addition (1755 Drexel Rd) is undersized and under width for the zoning district in that it is only 5,720 sq ft.

Zoning Description For 1755 Drexel Road

Beginning at a point on the South side of Drexel Road which is 50 feet wide at the distance of 300 feet West of the centerline of ~~the nearest~~ ^{Kirkland Rd} improved intersecting street which is 50 feet wide. *Being Lot #13, Block B, Section B in the subdivision of Edgepoint as Recorded in Baltimore County Plat Book #18, Folio #18, containing 5,720 sq. feet. Also known as *1755 Drexel Road and located in the 15th Election District, 7th Councilmanic District.

CERTIFICATE OF POSTING

RE: Case # 97-407-A

Petitioner/Developer:
(Tom McCabe)
Date of Hearing/Closing:
(April 14, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

____ 1755 Drexel Road Baltimore, Maryland 21222 _____

**The sign(s) were posted on _____ March 28, 1997 _____
(Month, Day, Year)**

Sincerely,

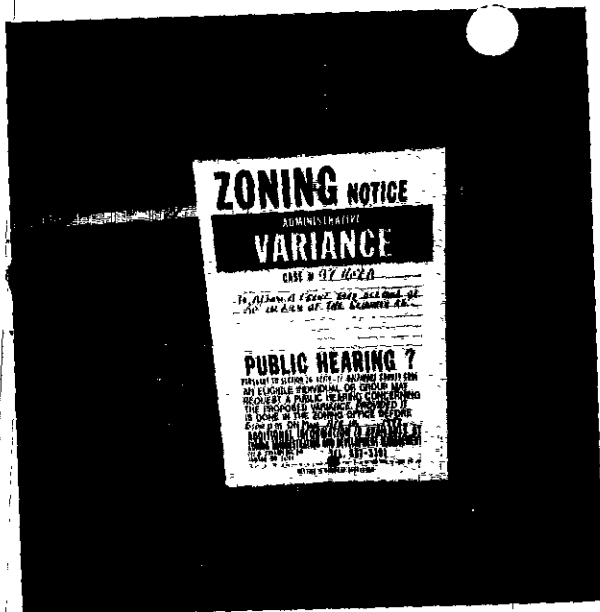

(Signature of Signer & Date)

**____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**____ 325 Nicholson Road _____
(Address)**

____ Baltimore, Maryland 21221 _____

**____ (410)-687-8405 _____
(Telephone Number)**



97-407-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 028757

DATE 21 Mar 97 ACCOUNT R-001-6150

407 CAM
AMOUNT \$ 50.00

RECEIVED
FROM: MCCABE

FOR: 1755 Drexel Rd Aeth' Vae

01ADD00216MICHRC ~~1525-050.00~~
BA 0010:42AM03-21-97

VALIDATION OR SIGNATURE OF CASHIER

D. JON
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

407

Petitioner:

Thomas & Renee McCabe

Location:

1755 Drexel Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

Thomas & Renee McCabe

ADDRESS:

1755 Drexel Road

Baltimore, Maryland 21222

PHONE NUMBER:

(410) 477-5626

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Administrative Variance

30 Mar 97

Date to be Posted: Anytime before but no later than

* ~~6 Apr 97~~

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE**

Case No.: 97-407-A

To Allow A Front yard SETBACK
of 20' in lieu of the Required 25'**PUBLIC HEARING ?**

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

*

14 Apr 97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**HANDICAPPED ACCESSIBLE**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-407-A
1755 Drexel Road
S/S Drexel Road, 300' W of Kirland Road
15th Election District - 7th Councilmanic
Legal Owner(s): Thomas and Renee McCable
Post by Date: 3/30/97
Closing Date: 4/14/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Thomas and Renee McCable





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 15, 1997

Mr. and Mrs. Thomas McCabe
1755 Drexel Road
Baltimore, MD 21222

RE: Item No.: 407
Case No.: 97-407-A
Petitioner: Thomas McCabe, et ux

Dear Mr. and Mrs. McCabe:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 21, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 4/2/97

To: Arnold L. Jablon

From: Robert A. Wirth

Subject: Zoning Item _____ #407

McCabe 1755 Drexel Road

Zoning Advisory Committee Meeting of March 31st

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.1.97
Item No. 407 CAM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

APR 7 1997
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 2, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 387, 396, 402, 404, 405, 406, (407), and 408

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

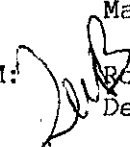
PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 7, 1997

FROM:  Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for April 7, 1997
Item Nos. 402, 403, 404, 405, 406, 407, 408 and 386

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE407.NOC

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

8
(410) 887-4500

DATE: 10/07/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

397, 402, 403, 404, 405, 406, (407), and 408

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



I, NORMAN PRACHNIAK PRINT NAME residing at

1757 Drexel Road Baltimore, Maryland 21222

hereby give my consent to Mr. & Mrs. Thomas
McCabe to construct a 6 foot addition
on the front of the property located at
1755 Drexel Road Baltimore, Maryland 21222.

Norman Prachniak
Signature

3/5/97
Date

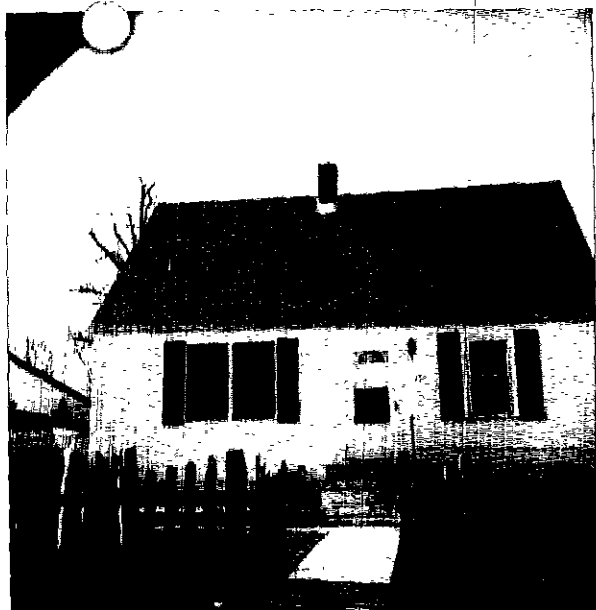
Elmer J. Brown
1-1-00

I, William J. Karmay PRINT NAME Residing at
1753 Drexel Road Baltimore, Maryland 21222
hereby give my consent to Mr + Mrs Thomas
McCabe to construct a 6 foot addition
on the front of the property located at
1755 Drexel Road Baltimore, Maryland 21222.

William J. Karmay
SIGNATURE

3-5-97
DATE

Elmer J. Brown
1-1-00



1757 Drexel Road



1753 Drexel Road



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 1755 Drexel Road

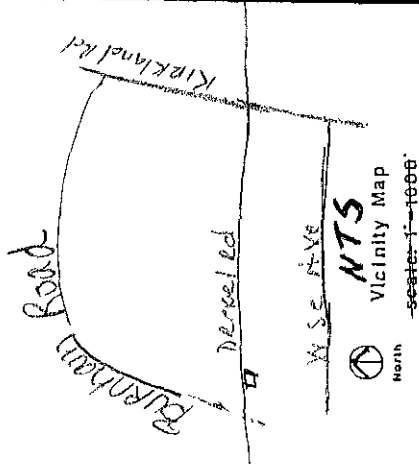
Subdivision name: Edgepoint

plat book # 18, folio # 18, lot # 13, section # B

OWNER: Thomas & Renee McCabe

ATTN
Paul Dennis

Not in Floodplain.



LOCATION INFORMATION

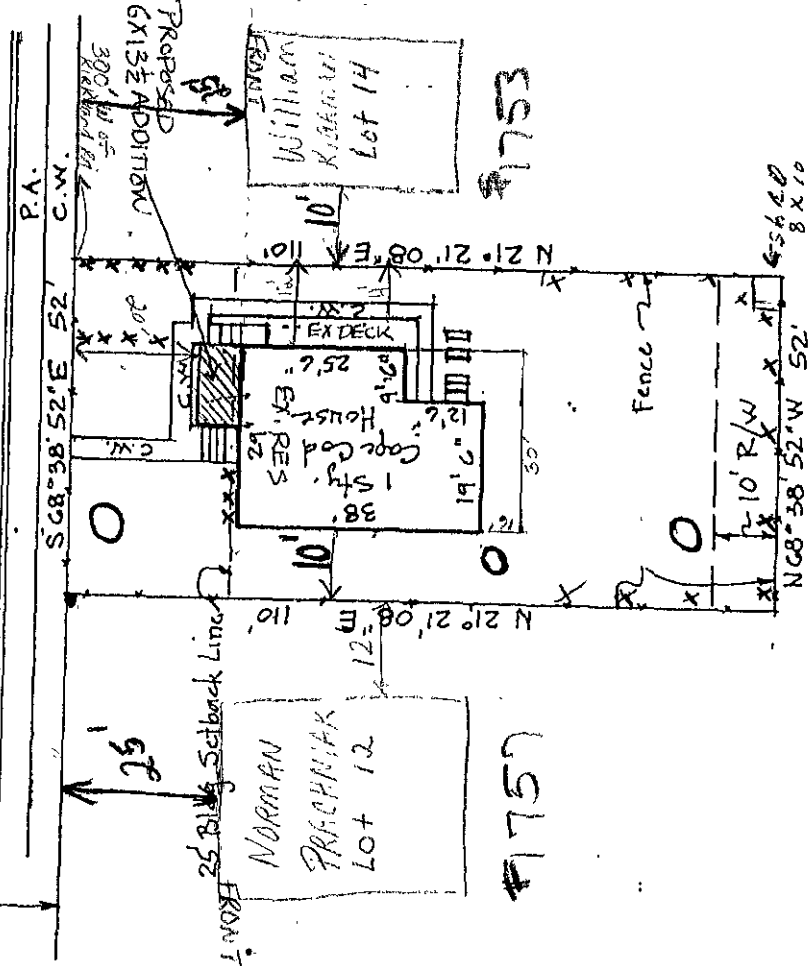
Election District: 15th
 Councilmanic District: 17th
 1"=200' scale map#: SE 4-G, H
 Zoning: D.R. 5.5
 Lot size: 13 acreage 5,720 square feet

public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☒ ☐
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: 407 ITEM #: CASE #:

DREXEL ROAD



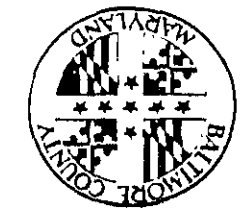
KEY:

O-lawn
tree
Shrub



North
 date: 3/7/97
 prepared by: TM

Scale of Drawing: 1" = 30'



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

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Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

ADDRESS:

PHONE NUMBER:

At: ggs

(Revised 09/24/96)

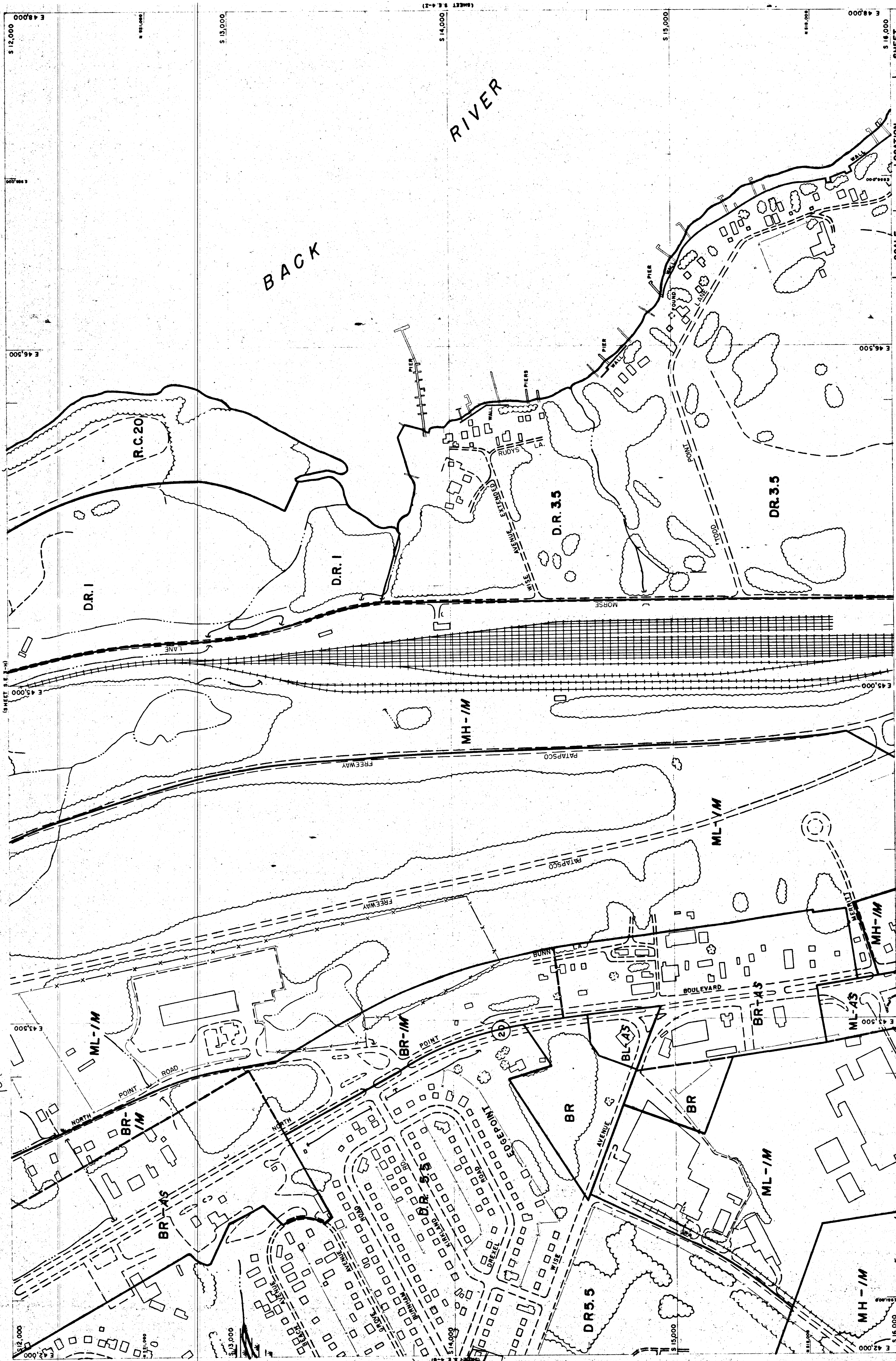
1755
Drexel Road



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
I" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	NORTH POINT	S. E. 4-H



E-SW E-SE

1996 COMPREHENSIVE ZONING MAP.
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BILL Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

Kevin Kaneney
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
NORTH POINT

SHEET
S E
4-H